

**Tim Martin**  
— .co.uk



45 Castle Street  
Comber  
BT23 5DY

Rent  
£675 Per Month

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## SUMMARY

A well presented townhouse located in the heart of Comber and within a short walk of the bustling square.

The property is fitted with uPVC double glazing and gas fired central heating and is available immediately on an unfurnished basis. The accommodation comprises of a bright and spacious lounge, modern fitted kitchen with casual dining area, downstairs WC, two well proportioned bedrooms and a shower room, fitted with a modern white suite. An enclosed yard is located to the rear.

Comber village offers a wealth of local boutiques, coffee shops and restaurants, whilst North Down Cricket Club is only a short walk away as too is Comber leisure centre. A regular bus service and an excellent road network provide ease of access to Newtownards and Belfast city centre.

RENT: £675.00 per month

RATES: Landlord Pays Rates

DEPOSIT: £675.00

SORRY, No Pets

- OPEN VIEWING: Weds, 22nd April 4.30pm-5pm - no need to book
- Well Presented Townhouse Situated in the Heart of Comber
- Modern Fitted Kitchen with Casual Dining Area
- Downstairs WC and First Floor Shower Room
- Two Well Proportioned Bedrooms
- Gas Fired Central Heating and uPVC Double Glazing
- Enclosed Rear Yard
- Available Immediately on an Unfurnished Basis
- Within Walking Distance to Many Local Amenities and Public Transport
- Ease of Access to Newtownards, Dundonald and Belfast

### ENTRANCE

Upvc entrance door; leading to:-

### LOUNGE

**62'4" x 16'4" x 29'6" x 22'11" (19'5 x 9'7)**

Wood laminate floor; tv aerial connection point;

### WC

**6'0 x 5'1 (1.83m x 1.55m)**

White suite comprising close coupled wc; pedestal wash hand basin; tile effect laminate floor; extractor fan

### KITCHEN / DINING AREA:

**16'5 x 13'5 max meas (5.00m x 4.09m max meas)**

Excellent range of modern wood laminate high and low level cupboards incorporating single drainer sink unit with mixer tap; integrated electric under oven with 4 ring ceramic hob with extractor fan and light over; Hisense fridge / freezer; plumbed and space for washing machine; formica worktops; tile effect laminate floor; access to rear; Vokera gas fired boiler; glazed upvc rear door;

### CLOAKROOM

**9'9 x 2'8 (2.97m x 0.81m )**

Tile effect laminate floor;

### STAIRS TO FIRST FLOOR / LANDING

#### BEDROOM 1

**10'6 x 8'9 (3.20m x 2.67m)**

Velux window; limited head height;

#### BATHROOM

**8'0 x 5'6 (2.44m x 1.68m)**

Modern white suite comprising quadrant shower cubicle with thermostatically controlled shower unit and wall mounted telephone shower attachment; pedestal wash hand basin with mixer tap; close coupled wc; built-in cupboard; vinyl floor; extractor unit;

#### BEDROOM 2

**13'5 x 11'11 (4.09m x 3.63m)**

Built-in wardrobe;

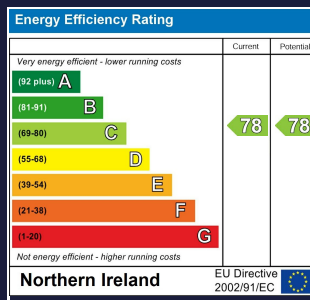
### OUTSIDE

Enclosed concrete area to the rear;

### VIEWING

By Appointment With The Agent





Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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